

Comprehensive Plan Amendment, Zone Change, and Planned Development Amendment Requests

Ordinance No. 5061

CPA 2-18 / ZC 4-18 / PDA 1-18

600 SE Baker Street

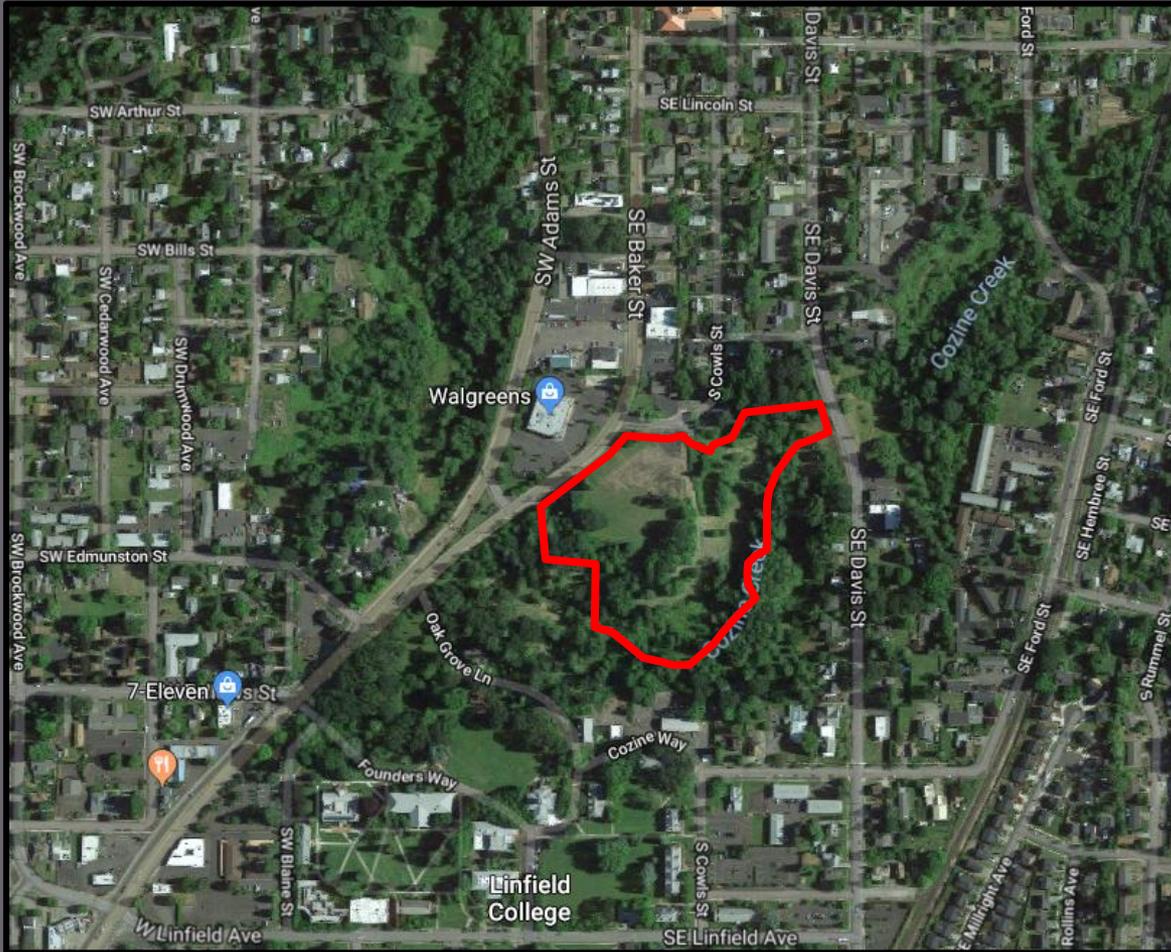
City Council

January 22, 2019

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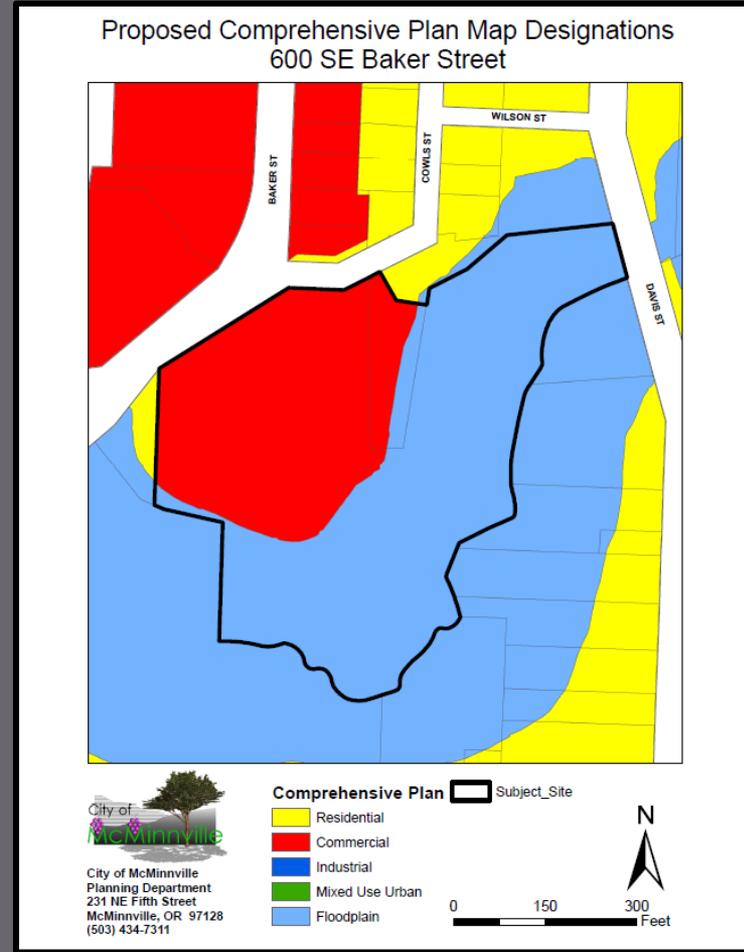
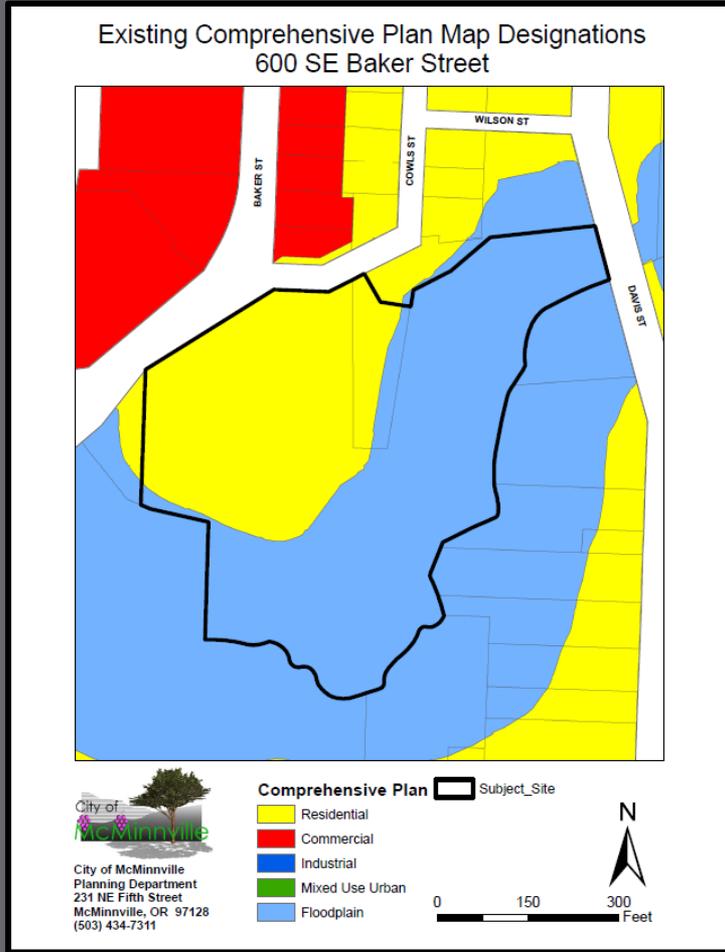
SITE LOCATION



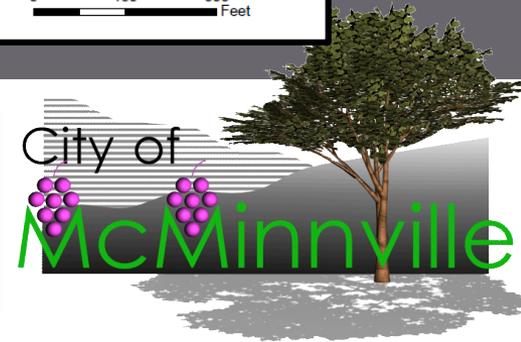
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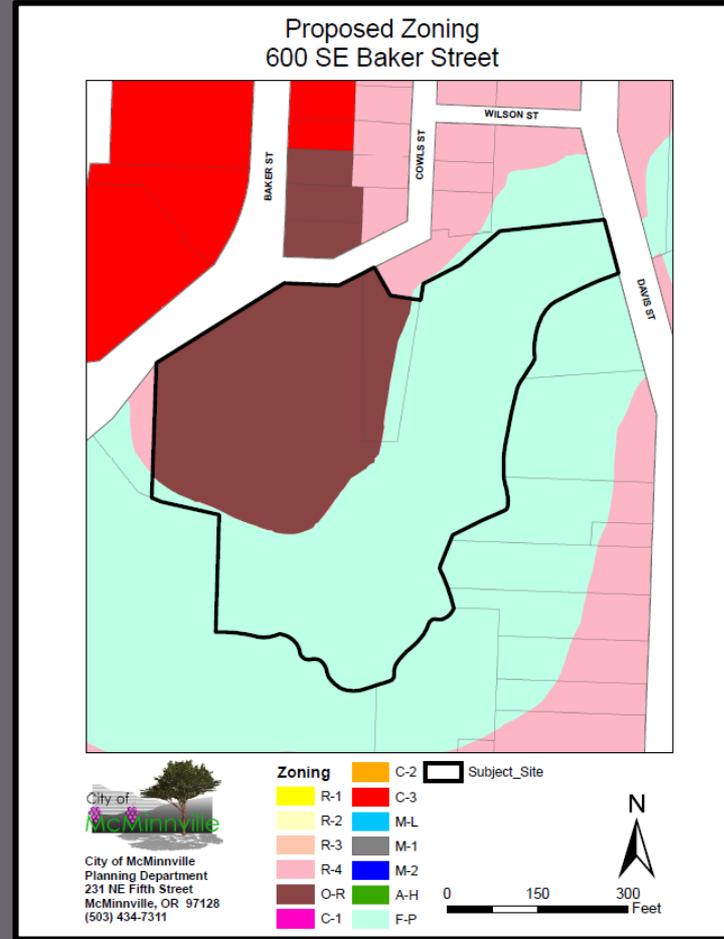
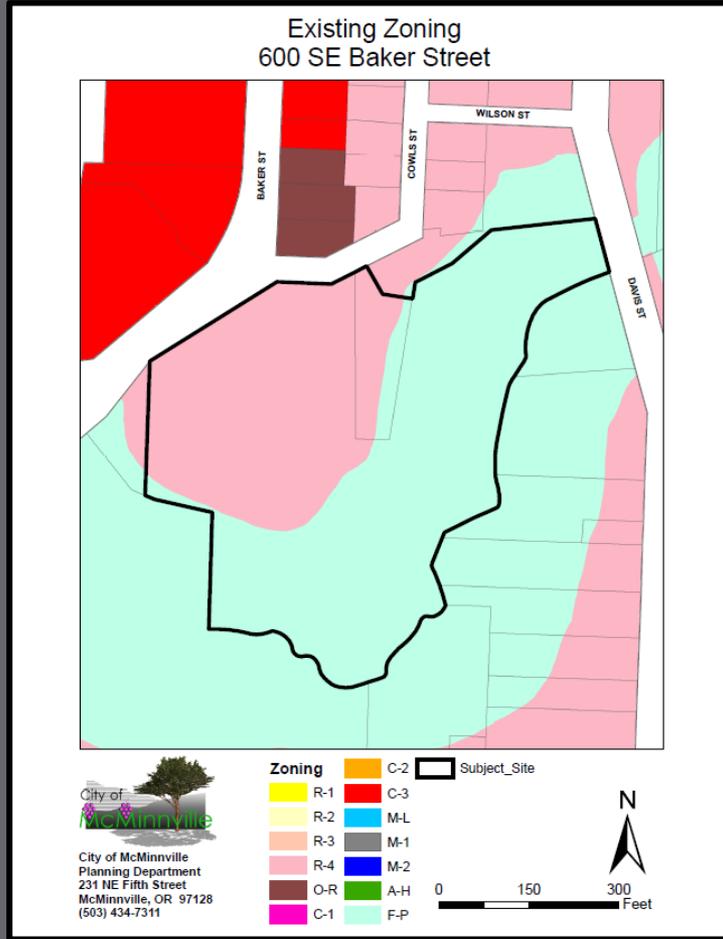
COMP PLAN DESIGNATION



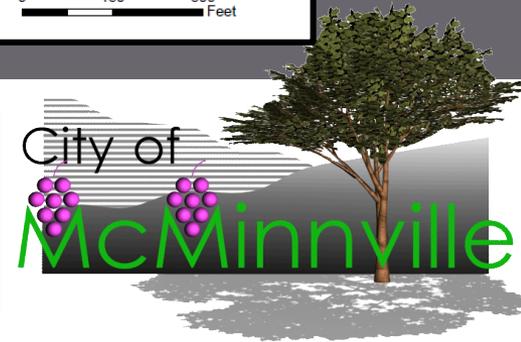
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ZONING



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COMP PLAN AMDT. REVIEW CRITERIA

Section 17.74.020

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

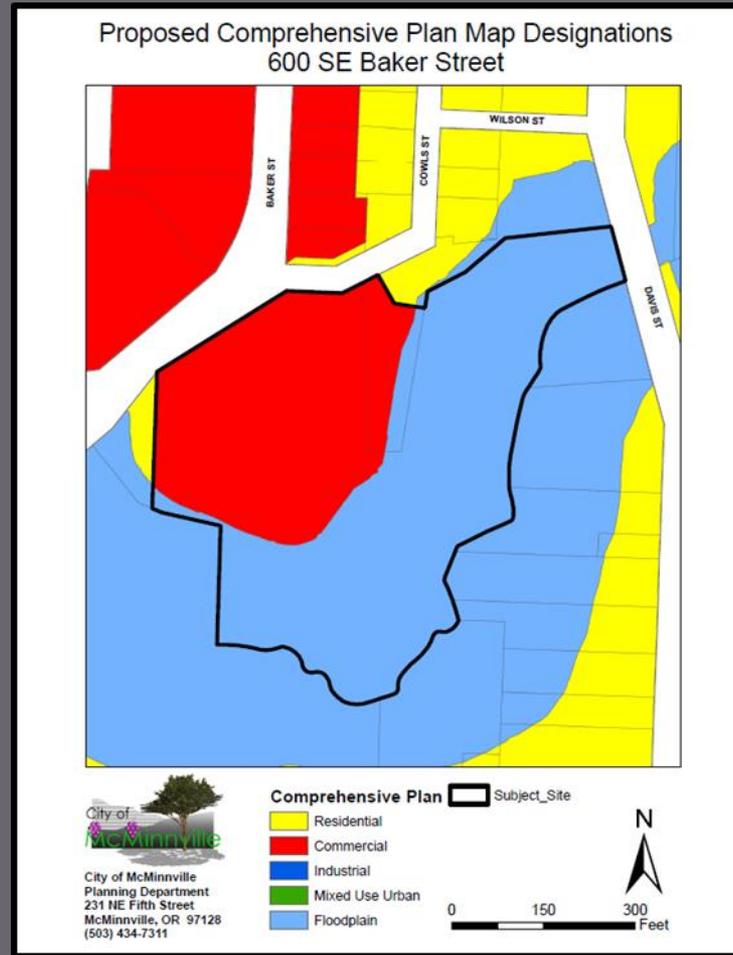
Chapter II – Natural Resources

- Goal II 1: To preserve the quality of the air, water, and land resources within the planning area.
- Policy 9.00: The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

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COMP PLAN AMDT. REVIEW CRITERIA



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Chapter III – Cultural, Historical, & Educational Resources

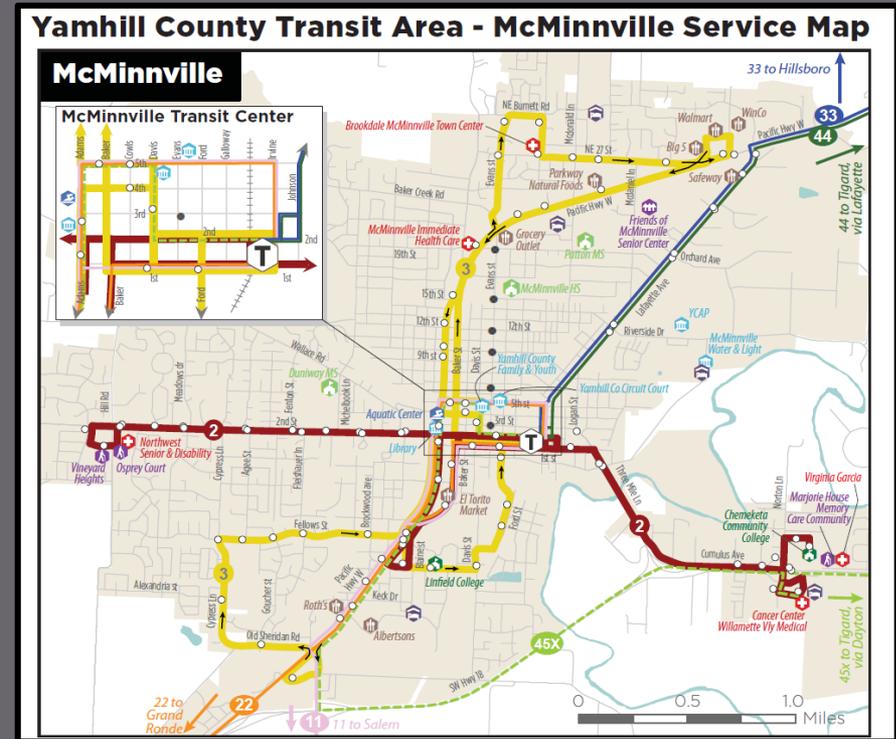
- Goal III1: To provide cultural and social services and facilities commensurate with the needs of our expanding population, properly located to service the community and to provide positive impacts on surrounding areas.

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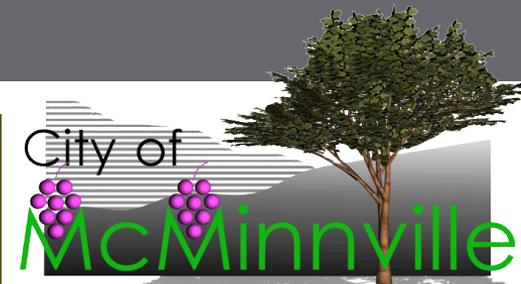


COMP PLAN AMDT. REVIEW CRITERIA

- MV Advancements is an organization that provides social services to individuals who experience disabilities
- Site selected due to proximity to other community services that their clients would access:
 - Close to downtown area and other social services
 - Transit access



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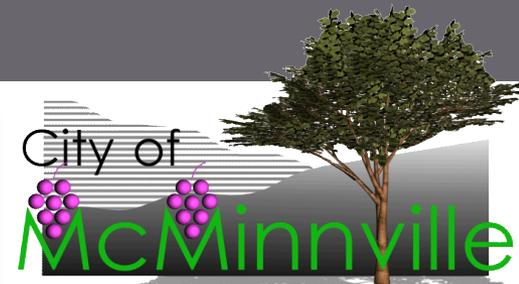
Chapter IV – Economy of McMinnville

- Goal IV 1: To encourage the continued growth and diversification of McMinnville's economy in order to enhance the general well-being of the community and provide employment opportunities for its citizens.

Chapter V – Housing and Residential Development

- Goal V 1: To promote development of affordable, quality housing for all city residents.

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COMP PLAN AMDT. REVIEW CRITERIA

- Deficit of Commercial and Residential lands
- 2013 Economic Opportunities Analysis:

Figure 26. Comparison of Land Demand to Supply (2013-33)

Acres by Plan Designation				
	Commercial	Industrial	Total	Comments
Vacant Land Demand				Based on 2013-33 jobs forecast
Commercial	164.6	-	164.6	Commercial retail & service need
Industrial	-	145.1	145.1	Manufacturing & related sectors
Institutional	2.2	8.0	10.2	62% of need w/per job method
Totals	166.8	153.2	319.9	Employment land demand
Available Land Supply				Fully & partially vacant sites
2013 BLI Update	130.9	389.1	520.0	Revised per BLI update 7/13
Surplus/(Deficit)	(35.8)	235.9	200.1	As of 2033 forecast year

Notes: All acreage figures are rounded to nearest 1/10th of an acre.

Source: E. D. Hovee & Company, LLC.

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COMP PLAN AMDT. REVIEW CRITERIA

- Deficit of Commercial and Residential lands
- 2001 Buildable Lands Inventory:

Table B-11:
Year 2020 McMinnville Housing and Buildable Land Needs By Type and Zone
Based on Actual Development 1988-1997

Type	Mix ¹	Population Increase ²	Density ³	Household Size ⁴	Occupancy rate ⁵	DU ⁶	Needed Acres ⁷
Single Family	59%	15,237	5.0	2.4	95%	3,915	785
Multifamily	19%	15,237	22.2	2.4	95%	1,294	58
Manufactured Housing	22%	15,237	6.2	2.4	95%	1,474	238
Totals	100%		6.2			6,683	1,082
Zone	Mix ¹	Population Increase ²	Density ³	Household Size ⁴	Occupancy rate ⁵	DU ⁶	Needed Acres ⁷
R1	15%	15,237	3.9	2.4	95%	995	257
R2	41%	15,237	6.4	2.4	95%	2,762	432
R3	20%	15,237	5.8	2.4	95%	1,337	231
R4	24%	15,237	9.8	2.4	95%	1,589	162
Totals⁸	100%		6.2			6,683	1,082

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ZONE CHANGE REVIEW CRITERIA

Section 17.74.020

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

Chapter V – Housing and Residential Development

- Goal V 1: To promote development of affordable, quality housing for all city residents.
- Goal V 2: To promote a residential development pattern that is land-intensive and energy-efficient, that provides for an urban level of public and private services, and that allows unique and innovative development techniques to be employed in residential designs.

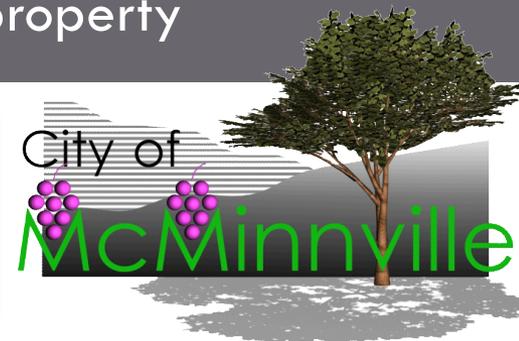
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ZONE CHANGE REVIEW CRITERIA

- Deficit of land zoned for R-4 (Multiple-Family Residential) in 2001 Buildable Lands Inventory
- Proposal: O-R Zone to allow for both commercial and residential uses. O-R zone is McMinnville's only mixed use zone.
- Applicant stated intent to construct up to 24 residential units
 - Restrictive covenant suggested by current owner (Linfield College) to:
 - Limit the number of units to 24
 - Restrict use to residential units in conjunction with MV Advancements services or senior housing
 - Linfield College's letter of support indicates that the college had no intent of selling property to developer that would seek high density development or maximum build-out of property

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POLICY 71.13: LOCATIONAL FACTORS

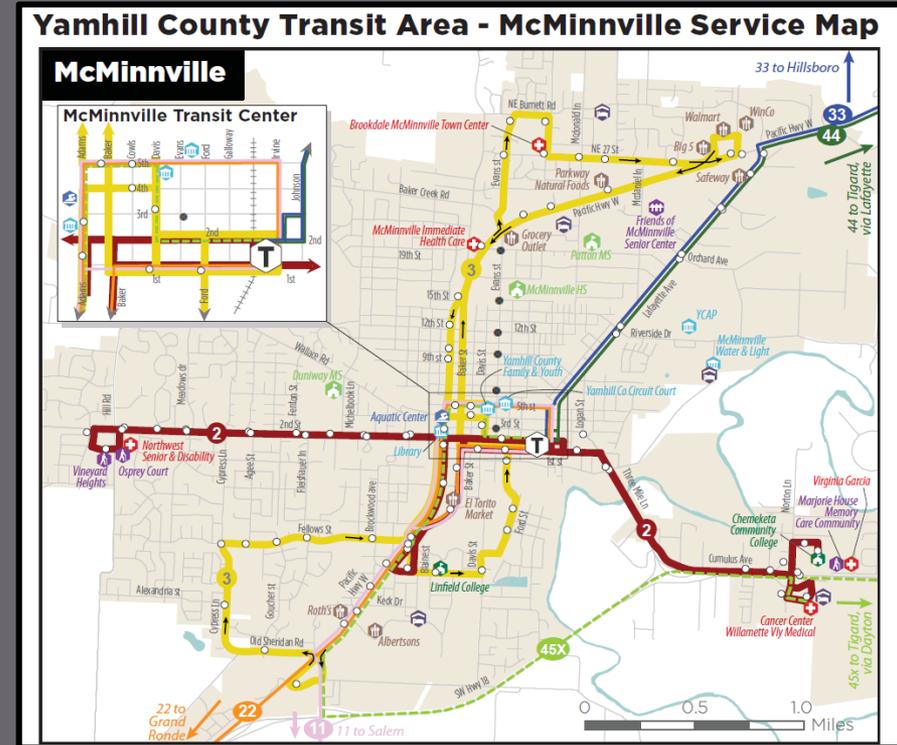
- Policy 71.13 includes factors to serve as criteria in determining areas appropriate for high-density residential development:
 1. Areas which are not committed to low or medium density development;
 2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;
 3. Areas which have direct access from a major collector or arterial street;
 4. Areas which are not subject to development limitations;
 5. Areas where the existing facilities have the capacity for additional development;
 6. Areas within a one-half mile wide corridor centered on existing or planned public transit routes;
 7. Areas within one-quarter mile from neighborhood and general commercial shopping centers; and
 8. Areas adjacent to either private or public permanent open space.

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POLICY 71.13: LOCATIONAL FACTORS

- Factors being achieved:
 - Not committed to low density development
 - Not subject to development limitations
 - Existing facilities have capacity for development
 - Within one-quarter mile of transit service & commercially zoned property
 - Not adjacent to low density residential



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RESIDENTIAL COMP PLAN POLICIES

- Policy 80.00: In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.
 - Planning Commission included condition to preserve two large trees on the site.



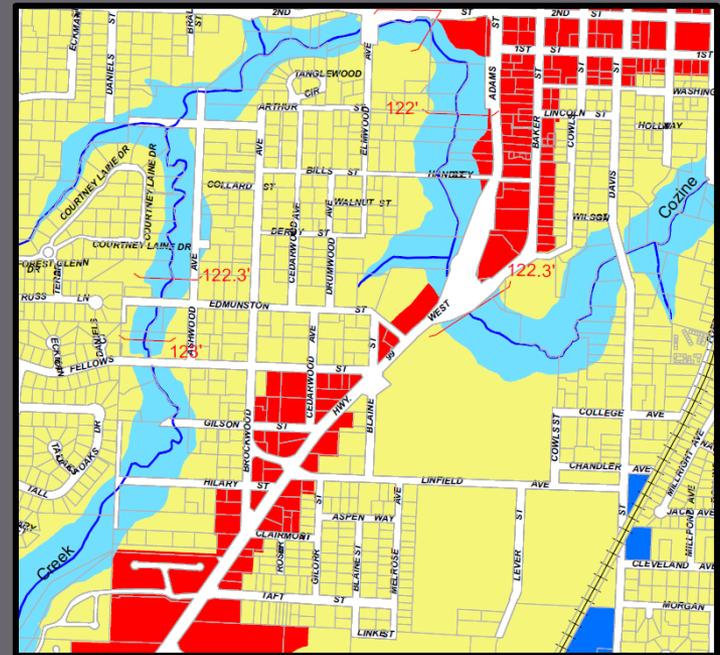
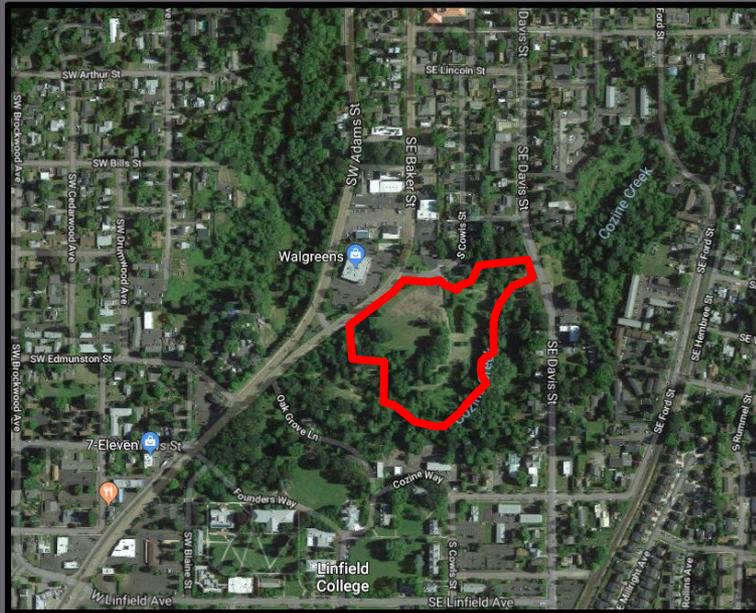
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COMP PLAN AMDT. REVIEW CRITERIA

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B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.



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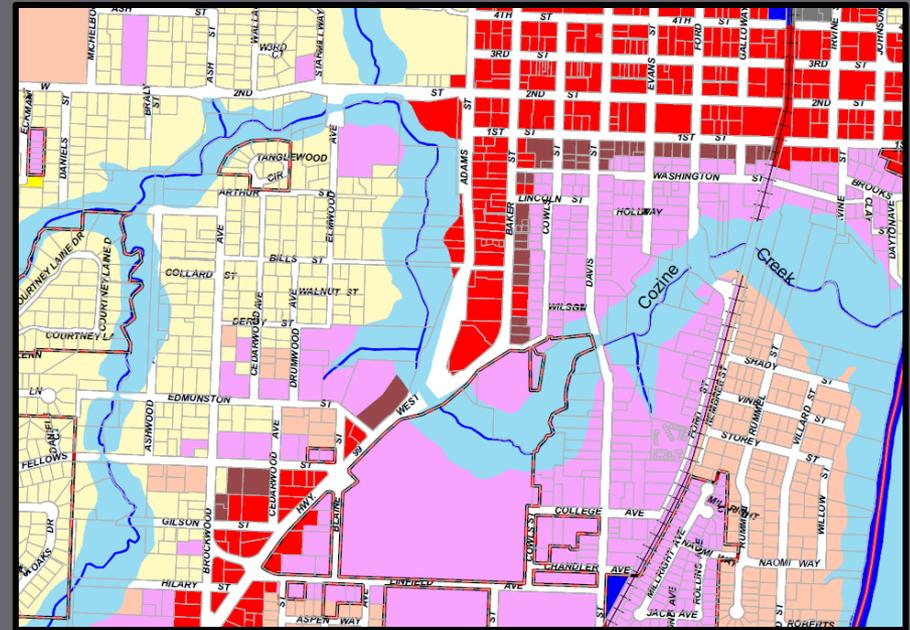
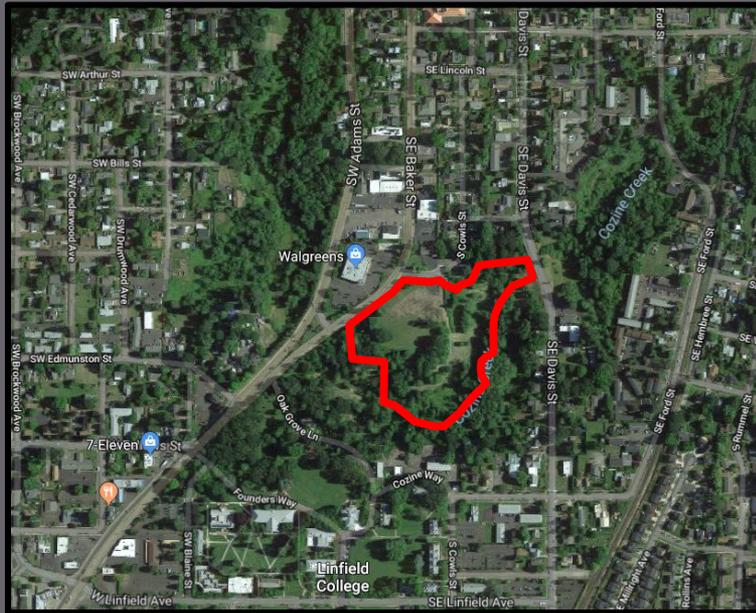
City of
McMinnville



ZONE CHANGE REVIEW CRITERIA

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ZONE CHANGE REVIEW CRITERIA

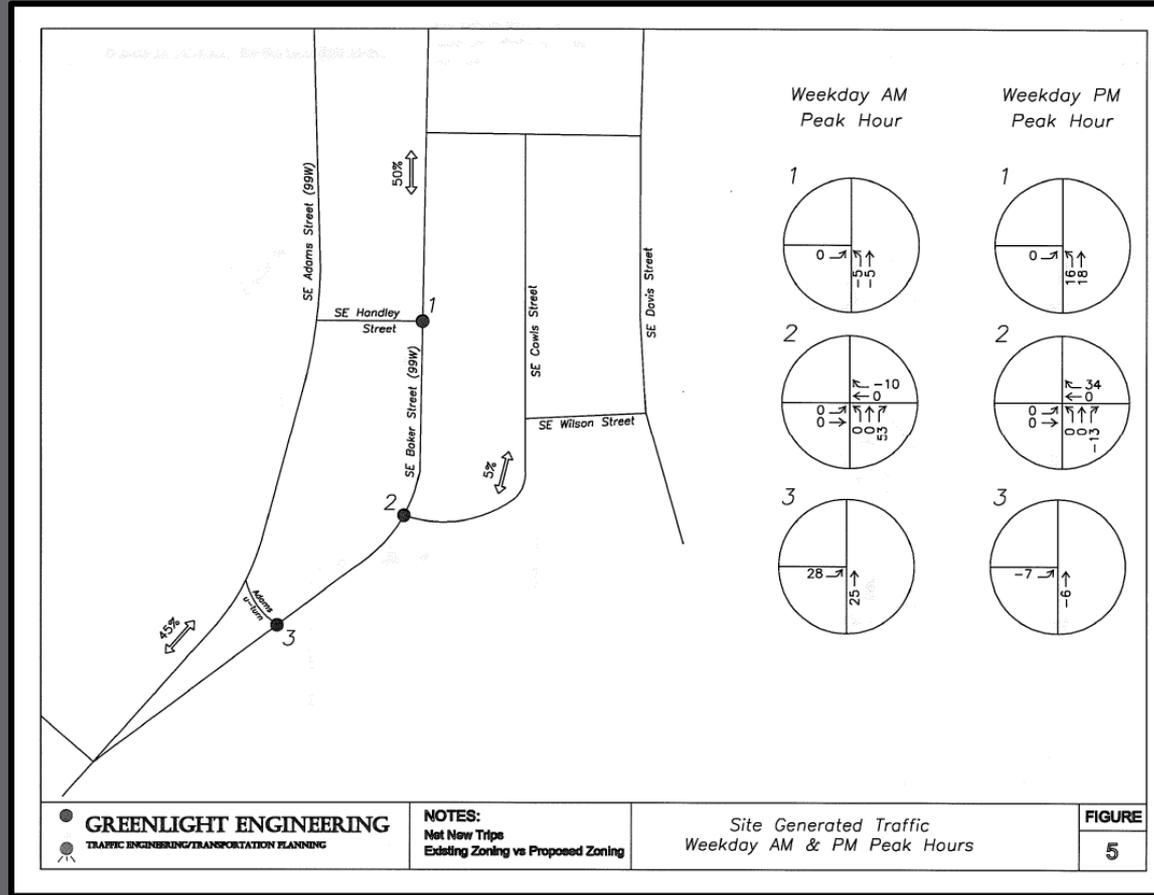
Section 17.74.020

- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- Engineering Department and utility providers have no concerns with providing adequate services to the site to support higher density development
 - Traffic Impact Analysis and Transportation Planning Rule (TPR) Analysis
 - TPR Analysis compared proposed development against development currently allowed under current zoning

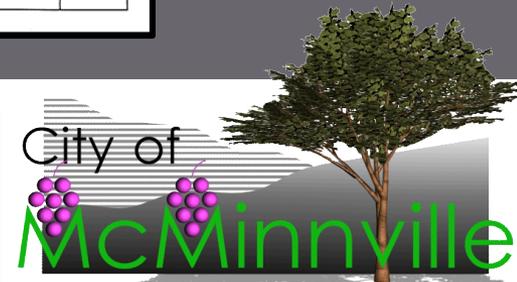
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TRAFFIC ANALYSIS FINDINGS



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TRAFFIC ANALYSIS FINDINGS

Table 2. SE Baker Street (Highway 99W)/SE Handley Street

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.03	0.05
2023 Background Traffic	0.03	0.09
2023 Total Traffic	0.03	0.11

Note: 2010 Highway Capacity Manual methodology used in analysis.

Table 3. SE Baker Street (Highway 99W)/SE Cows Street

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.06	0.16
2023 Background Traffic	0.16	0.38
2023 Total Traffic	0.10	0.40

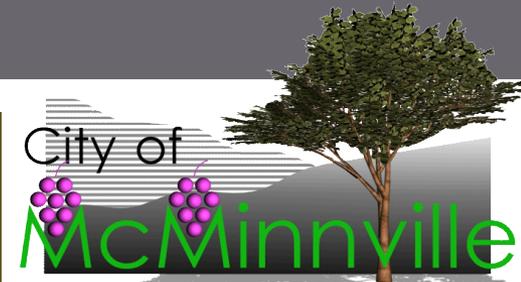
Note: 2010 Highway Capacity Manual methodology used in analysis.

Table 4. SE Baker Street (Highway 99W)/Adams U-turn

Traffic Scenario	2010 HCM Methodology	
	Weekday AM Peak Hour	Weekday PM Peak Hour
	Intersection V/C	Intersection V/C
2018 Existing Traffic	0.06	0.06
2023 Background Traffic	0.08	0.14
2023 Total Traffic	0.13	0.09

Note: 2010 Highway Capacity Manual methodology used in analysis.

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TRAFFIC ANALYSIS FINDINGS

Table 1. Trip Generation of Existing Zoning vs. Proposed Zoning

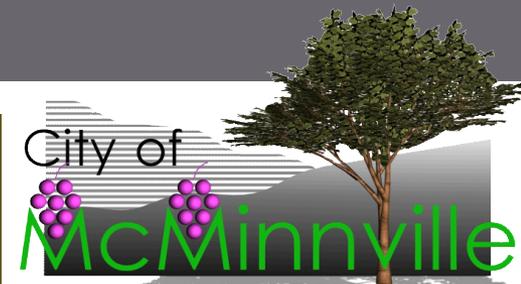
Existing Zoning Description & ITE Code	Units	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise) (ITE #221)	83	451	29	7	22	37	23	14
Proposed Zoning Description & ITE Code	KSF	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
General Office (ITE #710)	49.835	540	73	63	10	59	9	50
Net Increase in Trips		+89	+44	+56	-12	+22	-14	+36

Source: ITE Trip Generation Manual, 10th Edition

Fitted curve equations used

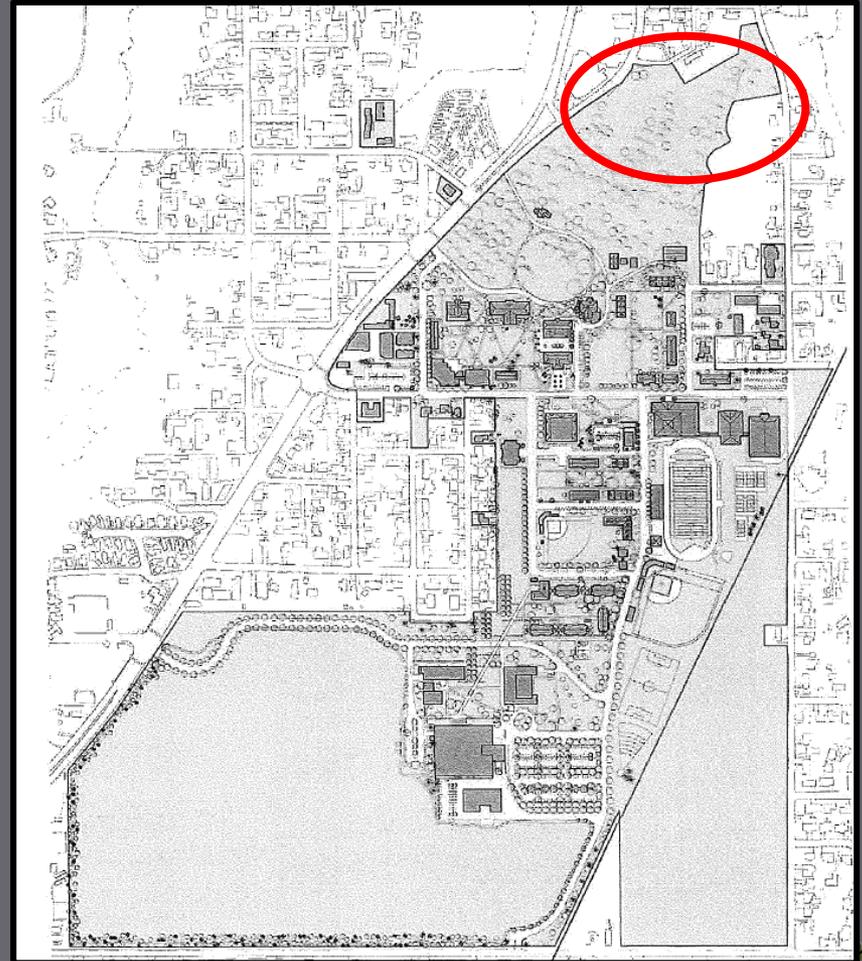
KSF = 1000 square feet

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PLANNED DEVELOPMENT AMENDMENT

- Ordinance 4739 – Linfield College Master Plan
- Subject site included, but not identified for future use
- Master Plan Goal: “The College should decide whether to keep outlying parcels including the Columbus School site...” (Page 21)
- Master Plan Open Spaces – identifies Cozine Creek Park, but property to north not included (Page 36)



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PUBLIC HEARING & NEIGHBORHOOD MEETING PROCESSES

- Neighborhood Meeting held September 19, 2018
 - Attended by about 15 residents
- Public Hearing by Planning Commission – December 20, 2018
 - One item of testimony in opposition related to loss of R-4 land
 - Staff note: Proposal of O-R zoning allows for same higher density residential uses as allowed in R-4 zone
 - Applicant intent to provide 24 units in future phase
 - Practicality: Linfield College letter of support states that they had no intention to sell to developer with interest in maximum density build-out

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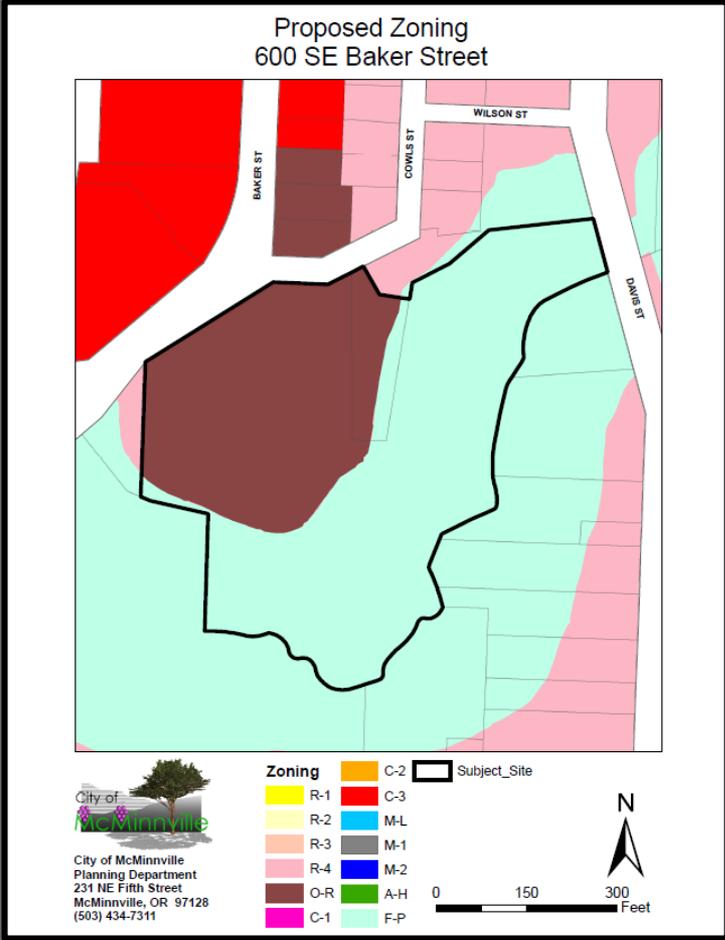
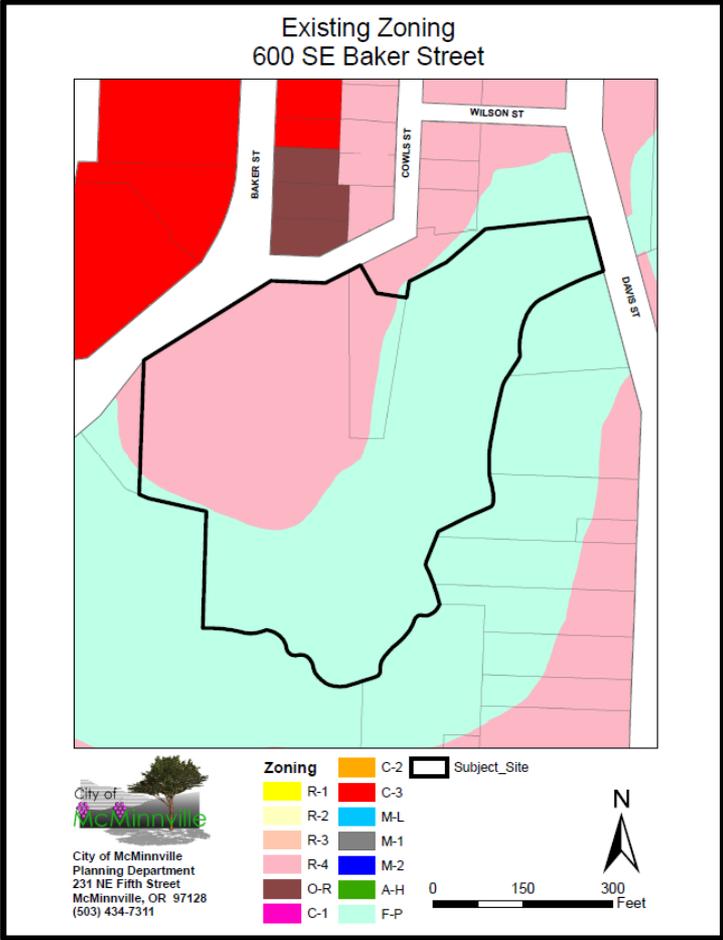
NEXT STEPS

- Planning Commission Recommendation:
 - Approval of Ordinance No 5061, which would approve:
 - Comprehensive Plan Map Amendment
 - Zone Change (with conditions related to open space and preservation of significant trees)
 - Planned Development Amendment (with condition related to amendment of original PD ordinance)

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QUESTIONS?



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